

OPEN HOUSE DOOR NOTICES NEW RULES JUNE 15 2018



Following are two open house door notices for two different agency type open houses. These notices are to help the visitor understand your new required business practice of disclosure, make their time in the home as enjoyable as possible and manage your time in the most effective and efficient way. The two door notices are:

1. **Hosting your own open house;** *and*
2. **Hosting someone else's open house** and you do not have a designated agency relationship with the seller.

The two notices look similar but can be identified by the following:

- **Circled numbers:** Use for your own open houses (seller agent)
- **Boxed numbers:** Use when you are not a designated agent of the seller

REMINDER

Make the same disclosure to a consumer before providing any trading services, including:

- a. advising on the appropriate price for the real estate
- b. making representations about the real estate (see exception below)
- c. finding the real estate for a party to acquire
- d. finding a party to acquire the real estate
- e. showing the real estate (see exception below)
- f. negotiating the price of the real estate or the terms of the trade in real estate
- g. presenting offers to dispose of or acquire the real estate
- h. receiving deposit money paid in respect of the real estate

Exception: You do **not** need to make this disclosure if you are only:

- hosting an open house, or
- answering general questions **provided you don't exchange information with a consumer about their motivation, financial qualifications or real estate needs.**



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TO HELP YOU ENJOY YOUR VISIT TODAY

IF YOU ARE NOT ACCOMPANIED BY A REALTOR®

1

As per the new BC rules please **do not share with me any personal information about yourself** such as:

Motivation, financial qualifications or your real estate needs.

- I am happy to answer general questions that are specific to this home and factual.
-

2

If you wish to have a more 'substantial' conversation with me I must now first;

- Advise you that I am acting for the seller,
 - Obligated to share with the seller any confidential information you provide *however*;
-

3

Before we continue our 'substantial' conversation I must take a few minutes of your time inside and first disclose the type of representation I can offer you by:

- Reviewing and providing you a copy of the new mandatory form: Disclosure of Representation in Trading Services which describes to you the difference between being represented or unrepresented in a real estate transaction.
- Inviting you to complete the optional consumer form confirmation.

Thank you for reading this notice. Please enjoy viewing the home.

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1

As per the new BC rules please **do not share with me any personal information about yourself** such as:

Motivation, financial qualifications or your real estate needs.

- I am happy to answer general questions that are specific to this home and factual.

2

If you wish to have a more 'substantial' conversation with me please note I am **not** a designated agent of the seller:

- And therefore, I am **not** acting for the seller, and
- I am **not** obliged to share with the seller any confidential information you provide *however*;

3

Before we continue our 'substantial' conversation I must take a few minutes of your time inside and first disclose the type of representation I can offer you by:

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